



APPROVED MINUTES

SUNNYVALE PLANNING COMMISSION

The Planning Commission met in regular session in the Council Chambers, City of Sunnyvale, 456 W. Olive Avenue, Sunnyvale, CA on **October 10, 2005** at 8:00 p.m. with Chair Hungerford presiding over the meeting.

ROLL CALL

Members Present: Chair Charles Hungerford; Vice Chair James Fussell; Commissioner Laura Babcock; Commissioner Larry Klein; Commissioner David Simons; and Commissioner Brandon Sulser

Members Absent: Commissioner Chris Moylan (excused absence)

Staff Present: Trudi Ryan, Planning Officer; Joan Borger, Senior Assistant City Attorney; Gerri Caruso, Principal Planner; Steve Sukke, Public Works Senior Leader; Kelly Diekmann, Associate Planner; Troy Fujimoto, Associate Planner and Deborah Gorman, Recording Secretary

SCHEDULED PRESENTATION

None

PUBLIC ANNOUNCEMENTS

None

CITIZENS TO BE HEARD

Arthur Schwartz, a Sunnyvale resident, commented about the new big-box stores being built. He believes the large logo at Best Buy is being treated by the architects as an architectural element when it is actually a sign. He said he will pursue getting the sign ordinance clarified so that future establishments do not put up signs and classify them as architectural elements.

CONSENT CALENDAR

APPROVAL OF MINUTES of September 26, 2005

ACTION: Vice Chair Fussell made a motion to approve the minutes of September 26, 2005. Comm. Klein seconded the motion. Motion carried 6-0, Comm. Moylan absent.

PUBLIC HEARINGS/GENERAL BUSINESS

1. **2005-0279** - Appeal of a decision by the Director of the Planning Division to deny a tree removal permit for a redwood tree in the front yard at **1633 Edmonton Avenue** in an R-1 (Low Density Residential) SD (APN 320-05-008) (Brought to PC for clarification/application of the TRP Ordinance, redwood tree growing on top of sewer line and causing damage.)

ACTION: Comm. Sulser made a motion on 2005-0279 to deny the appeal and uphold the denial of the Tree Removal Permit. Comm. Klein seconded. Motion carried 4-2, Chair Hungerford and Vice Chair Fussell dissenting, Comm. Moylan absent.

APPEAL OPTIONS: This decision is final and is not appealable.

2. **2005-0622 – Centex Homes** [Applicant] **Dubrovnik Properties LLC** [Owner]: Application for related proposals on a 4.8-acre site (Oasis Mobile Home Manor) located at **610 Alberta Avenue** (near Hollenbeck Ave) in an RMH (Residential Mobile Home) Zoning District. (Negative Declaration) (APN: 323-33-062) GC;
 - **GPA** from RMH (Mobile Home Park) to RLM (Residential Low Medium)
 - **Rezone** from MHP (Mobile Home Park) to R-2/PD (Low-Medium Density Residential/Planned Development) Zoning District,
 - **Special Development Permit** to allow 55 single-family homes, and
 - **Tentative Map** to subdivide one lot into 55 lots and one common lot.

ACTION: Vice Chair Fussell made a motion on item 2005-0622 to recommend to City Council to adopt the Mitigated Negative Declaration; adopt a resolution to amend the General Plan from Mobile Home Park to Low-Medium Density Residential; introduce an Ordinance to Rezone 610 Alberta Avenue from Mobile Home Park to an R-2/PD Zoning District; and approve the Special Development Permit and Tentative Map with modified conditions, to delete Condition of Approval 1.F that reads, "The project shall be reduced by two units to reduce the FAR to 57% and to accommodate on-site guest parking," and to eliminate the guest parking on the interior loop and leave the guest parking on the exterior loop as is, with staff to explore the possibility to come up with a minimum of eight guest parking spaces on the exterior loop while keeping the 55 units. Comm. Hungerford seconded. Motion carried 6-0, Comm. Moylan absent.

APPEAL OPTIONS: This item is scheduled to be heard by City Council October 25, 2005.

3. **2005-0319 - Wendell L. Whitfield** [Applicant/Owner]: Application for related proposals on a 16,250 square foot site located at **461 and 471 South Murphy Avenue** (near Olive Ave.) in a DSP-11 (Downtown Specific Plan/Block 11) Zoning District. (Negative Declaration) (APNs: 209-26-006, 007) TF

- **Special Development Permit** to allow the construction of five town homes;
- **Tentative Map** to subdivide existing lots into five townhouse lots and one common lot.

ACTION: Comm. Babcock made a motion on item 2005-0319, to adopt the Negative Declaration and approve the Special Development Permit and Tentative Map with the attached conditions. Comm. Sulser seconded. Motion carried 6-0, Comm. Moylan absent.

APPEAL OPTIONS: This item is appealable to the City Council no later than October 25, 2005.

4. **City of Sunnyvale Redevelopment Agency** – Adoption of a proposed Amended and Restated Redevelopment Plan for the Central Core Redevelopment Project Area to update the Plan and increase tax increment collection for the plan. BMC

ACTION: Comm. Sulser made a motion to adopt the attached resolution finding that the proposed Plan amendment conforms to the General Plan and recommending that the City Council adopt the Plan Amendment. Vice Chair Fussell seconded. Motion carried 5-0, Comm. Klein not participating, Comm. Moylan absent.

APPEAL OPTION: This item is scheduled to be heard by City Council October 25, 2005.

5. **2005-0830** - Appeal of a decision by the Director of the Planning Division for a project located at **1156 Aster Avenue** (near E. Evelyn Avenue) to modify the Special Development Permit approval requiring slate roof material to allow for 50-year Dimensional Composition Material (APN: 213-01-026) KD

ACTION: Comm. Simons made a motion on 2005-0830 to grant the appeal as requested by the applicant. Comm. Klein seconded. Motion carried 6-0, Comm. Moylan absent.

APPEAL OPTION: This decision of the Planning Commission is final.

6. **2005-0778 – Super Space Self Storage** [Applicant] **Advanced Micro Devices** [Owner]: Application for a Use Permit on a 3.4-acre site to allow the construction of a three-story self-storage facility totaling 200,636 square feet with a 136% floor area ratio. The properties are located at **901 and 902 Thompson Place** (frontage on Arques near Wolfe) in an M-S (Industrial & Service) Zoning District. (Mitigated Negative Declaration) (APN: 205-26-005; 205-26-006) KD

ACTION: Comm. Klein made a motion on item 2005-0778 to adopt the Negative Declaration and approve the Use Permit with modified conditions; recommending that the Arts Commission utilize, if possible, art in architecture; to modify the wording on Condition of Approval (COA) 17.C to read “Self-storage units shall be used for the purpose of storage of goods only. The units shall not be used for business operations involving personnel or use of equipment at the self-storage site”; to modify the wording of COA 9.A.7 to include “with a preference for large species native trees as appropriate for the site.” Comm. Simons seconded. Motion carried 6-0, Comm. Moylan absent.

APPEAL OPTION: This item is appealable to the City Council no later than October 25, 2005.

NON-AGENDA ITEMS AND COMMENTS

- COMMISSIONERS ORAL COMMENTS
- STAFF ORAL COMMENTS

City Council Meeting Report

Ms. Ryan said that at the October 4, 2005 City Council meeting the Council considered whether or not to require community rooms or club houses in multi-family developments. The Planning Commission had recommended that developments with 100 units or greater should be required to include a community room or club house with an addition to the ordinance allowing the decision-making authority to grant a waiver under specified circumstances. The Council adopted the same criteria, but broadened the requirement to apply to 50-100 unit multi-family developments requiring the community room be at least half the size of the 100 or greater unit requirement.

Other Staff Oral Report

INFORMATION ONLY ITEMS

Chair Hungerford, on behalf of the entire Commission, extended condolences to **Harriet Rowe** and family, on the recent passing of her mother. He commented that Harriet is a regular attendee of the Planning Commission meetings and he believes this is the first meeting he has been to where Harriet has not been in the audience.

ADJOURNMENT

With no further business, the Commission meeting was adjourned at 10:15 p.m.

Respectfully submitted,

Trudi Ryan
Planning Officer